

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gastonia Consortium State: NC
 PJ's Total HOME Allocation Received: \$10,113,163 PJ's Size Grouping*: C

PJ Since (FY): 1993

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	18		
% of Funds Committed	92.77 %	89.36 %	6	90.66 %	68	70	
% of Funds Disbursed	90.78 %	81.30 %	3	81.06 %	88	90	
Leveraging Ratio for Rental Activities	0.46	6.07	13	4.62	13	10	
% of Completed Rental Disbursements to All Rental Commitments***	51.17 %	87.53 %	18	81.27 %	8	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.40 %	70.97 %	14	68.23 %	29	28	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	77.66 %	1	79.86 %	100	100	
% of 0-30% AMI Renters to All Renters***	81.82 %	36.84 %	2	44.82 %	92	95	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.87 %	1	94.65 %	100	100	
Overall Ranking:				In State:	11 / 18	Nationally:	38 35
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,657	\$9,894		\$25,419	11 Units	0.50 %	
Homebuyer Unit	\$9,096	\$11,266		\$14,530	705 Units	29.20 %	
Homeowner-Rehab Unit	\$32,927	\$24,072		\$20,251	65 Units	2.70 %	
TBRA Unit	\$184	\$1,758		\$3,156	1,630 Units	67.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gastonia Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$56,264	\$74,887	\$31,075
State:*	\$67,987	\$81,398	\$25,291
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	72.7	69.7	53.8	45.7
Black/African American:	27.3	26.4	46.2	52.8
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.3
Asian/Pacific Islander:	0.0	0.2	0.0	0.2

ETHNICITY:

Hispanic	0.0	3.4	0.0	0.8
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HOUSEHOLD SIZE:

1 Person:	90.9	35.9	38.5	24.8
2 Persons:	0.0	26.4	40.0	28.7
3 Persons:	0.0	19.7	13.8	25.5
4 Persons:	9.1	11.7	4.6	13.0
5 Persons:	0.0	4.8	3.1	5.2
6 Persons:	0.0	0.7	0.0	1.6
7 Persons:	0.0	0.5	0.0	0.8
8 or more Persons:	0.0	0.3	0.0	0.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	81.8	38.6	29.2	25.2
Elderly:	9.1	2.4	38.5	3.1
Related/Single Parent:	9.1	29.8	12.3	60.7
Related/Two Parent:	0.0	17.9	15.4	8.0
Other:	0.0	11.4	4.6	3.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.2 [#]
HOME TBRA:	36.4	
Other:	45.5	
No Assistance:	18.2	

of Section 504 Compliant Units / Completed Units Since 2001 31

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gastonia Consortium

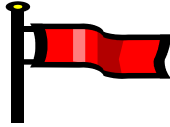
State: NC

Group Rank: 38
(Percentile)

State Rank: 11 / 18 PJs

Overall Rank: 35
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	51.17	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	58.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.26	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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